

Submitted June 8, 2011

Approved As of

Date June 8, 2011

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 11-2011
Wednesday, May 11, 2011

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, May 11, 2011.

PRESENT
John Tyner, Chair
Jerry Callistein
Kathleen Cook
Don Hadley
David Hill
Kate Ostell
Dion Trahan

Absent: None.

Present: Bridget Donnell Newton, Council Liaison
Susan Swift, Director of CPDS
Craig Simoneau, Director of Public Works
Andrew Gunning, Assistant Director
Marcy Waxman, Senior Assistant City Attorney
Jim Wasilak, Chief of Planning
David Levy, Chief of Long-Range Planning
Emad Elshafei, Chief of Traffic and Transportation
Bobby Ray, Principal Planner
Jeremy Hurlbutt, Planner III
Cas Chasten, Planner III
Cindy Kebba, Planner III
Mayra Bayonet, Planner III
Peter Campanides, Civil Engineer II
Tyler Tansing, Commission Secretary

PUBLIC HEARING AND RECOMMENDATION TO MAYOR AND COUNCIL

Annexation Plan for Annexation Petition ANX2011-00140, BP Associates Limited Partnership - to annex 3.12899 acres at 1300-1314 East Gude Drive and 14803, 14805, 14809 Southlawn Lane, to be placed in the Mixed-Use Employment (MXE) Zone.

Mr. Hurlbutt presented the staff report.

Commissioner Callistein inquired whether the applicant should choose to redevelop the property, would the property then still be zoned Mixed Employment (MXE) or would it still be zoned Light Industrial (I-L)? Mr. Hurlbutt replied that the MXE Zone allows for Light Industrial uses, therefore, if the property owner does choose to redevelop the property, he can choose the uses in either zone, which are permitted in the MXE Zone.

Soo Lee-Cho, Attorney with Miller, Miller & Canby presented the applicant's request. She explained the history of the site as well as why the property owner selected the MXE Zone.

Tom Fauquier, General Partner of Burgundy Park Associates Limited Partnership, testified that he has had a long history with the property and the different zones as well as the original development.

Commissioner Callistein moved, seconded by Commissioner Ostell to recommend approval of Annexation Plan and the proposed MXE zoning for Annexation Petition ANX2011-00140, BP Associates Limited Partnership to the Mayor and Council. The motion passed unanimously.

REVIEW AND ACTION

Time Extension for Ownership Plat PLT2009-00494, JBG/Market Square II, LLC - for a six-month time extension for recording the ownership plat for ownership lots 9B-1, 9C-1, 9D-2, 9G, 9J, 9K, 9L-1, 9L-2 and 9L-3 in the Danac Technological Park, at 1, 3 and 5 Choke Cherry Road in the PD-UR Zone.

Mr. Chasten presented the staff report.

Questions from the Commission:

1. How many time extensions have been granted.
2. Explanation of Good Cause

Nancy Regelin, Attorney with Shulman Rogers, presented the applicant's request. Ms. Regelin explained the reason for a request for a six-month time extension.

Commissioner Hadley moved, seconded by Commissioner Trahan to approve a one-year Time Extension for Ownership Plat PLT2009-00494, JBG/Market Square II, LLC. Commissioner Hill stated that he was not happy about granting a one year time extension to the applicant, and explaining his reasoning. Commissioner Hadley spoke about his rationale for approving a one year time extension. After further discussion, the motion passed unanimously.

WORKSESSION - Second worksession on the Draft Rockville Pike Plan

Presentation by Joel Mann, Transportation Planner, AECOM, on the transportation recommendations of the Draft Plan to be followed by discussion. Staff Report | Summary of Plan Recommendations | Testimony Exhibit 88 | Summary of Testimony

Ms. Kebba introduced Joel Mann, Transportation Planner with AECOM, who will be making a presentation this evening.

Ms. Kebba stated that the Rockville Pike public record will remain open until May 27th. A Bus Rapid Transit (BRT) briefing is scheduled for June 6th for the Mayor and Council and the next Planning Commission worksession is scheduled for May 25th. She noted that there will also be a worksession on June 8th regarding the endorsement and discussion of the Development Principles of the Plan.

Mr. Mann began his presentation. The presentation included the following topics for discussion and recommendation: Rockville's growth over time; existing network; effective network; land use patterns; traffic patterns; safety - crashes; street design; transit service; bicycle options; pedestrian movement; bus movements; expanded street grid, creating smaller blocks; expanded connectivity to Twinbrook Metro Station; transportation recommendations; keeping curb to curb sections relatively intact, facilitating boulevard implementation; trip distribution methodology; intersection critical lane volume (CLV) results; development traffic impact in perspective; mechanisms to affect development capacity; addressing congestion management through land use and organizations; funding mechanisms; and implementing congestion management strategies.

Topics of questions and discussion from the Commission:

Images of sample intersection locations; examples of existing Pike cross sections with access lanes; BRT impacts, transition of Rockville Pike to White Flint; traffic circles as a way of traffic management; BRT in local bus lanes; traffic on Rockville Pike; financing BRT on Rockville Pike; roundabouts on Rockville Pike; closing off median breaks; alternatives for accessing local lanes; the time of traffic studies; eliminating medians; increasing the use of hired vehicles; having a dedicated bike lane; whether the APFO would have to be adjusted; the vision regarding level of service; whether Twinbrook Parkway realignment is a critical part of the Plan; pedestrian crossings; Fleet Street concerns regarding school traffic and students; and bike lanes for lower speed roads.

COMMISSION ITEMS

Staff Liaison Report

Mr. Gunning presented updates on the APFO Committee meetings and the Mayor and Council meeting. He noted that the Silverwood Annexation was before the Mayor and Council and will be coming before the Planning Commission on June 8. Mr. Gunning also stated that the Mayor and Council discussed the Adequate Public Facilities Standards modification and the Comprehensive Zoning Text Amendment. The Site Plan review process, including removal of the Level 3 site plan process, is included in the Text Amendment.

Old Business

No Old Business

New Business

No New Business

Minutes

Commissioner Hill moved, seconded by Commissioner Hadley to approve the minutes of Meeting No. 8-2011 as written. The motion passed unanimously.

Commissioner Ostell, seconded by Commissioner Hadley to approve the minutes of Meeting No. 9-2011 as written. The motion passed unanimously.

FYI Correspondence

No FYI Correspondence

ADJOURN

The Chair adjourned the meeting at 10:38 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary